



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

MINUTES

Village of Westmont

Regular Meeting

Economic Development Committee - January 6, 2016, 9:00 A.M.

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman Addington called the meeting to order at 9:00 am

2. Roll Call

Jim Addington, Chairman- present
Ron Gunter, Mayor - absent
Bruce Barker, Trustee - absent
Harold Barry, Trustee - present
Bob Scott, Resident Representative - present
Nancy Martens, Citizen Representative - absent
Virginia Szymiski, Village Clerk - absent
Corinne Beller, Citizen Representative - present
Kevin Carey, School Representative - present
Frank Brady, Business/Resident Representative - present
Larry Forssberg, Chamber Executive Director -present
Bill Kalafut, Business/Resident Representative -present
Larry Kaufman, Director of Fire Prevention Bureau -absent
Steve May, Village Manager - present
Gregg Pill, Business/Resident Representative - present
Bob Fleck, Landscape Architect - present
Thomas Mulhearn, Police Chief - present
Dave Weiss, Fire Chief - present
Jill Ziegler, Community Development Director - present
Larry McIntyre, Communications Director - absent
Steve Riley - present
Mike Ramsey, Acting Public Works Director - absent
Joe Hennerfeind, Planner II - present
Nick Weinert, Building Commissioner - absent
Rose Gross, Administrative Assistant - present

3. Pledge of Allegiance

4. Minutes

The Minutes from the November 4, 2015 and the December 2, 2015 meetings were reviewed. A motion

was made by Frank Brady to accept the minutes and seconded by Corrine Beller.

5. Old Business

Anna's Cafe Place - Video Gaming Cafe

Currently working on acquiring a liquor license. The business is moving forward.

6. New Business

A. Max Blues Sushi - 20 North Cass Avenue

Mr. Makoto "Mac" Okuyama gave a presentation on Max Blues Sushi. The facility will have 40 seats. Mr. Okuyama will be requesting a beer and wine license, but hopes to have a full liquor license. Mr. Okuyama is a musician and plans to have live blues music in the evening. This will be a restaurant, not a bar, however, it will not be a traditional sushi restaurant. Small plates will be served similar to a tapas restaurant. There will be two sushi stations. Hours to be approximately 10:00 am - 9 pm. Carry out lunches will be available, much like a "Bento box". The business owner is not interested in video gaming.

No parking variance is needed, one is in place from the previous restaurant. Mr. Okuyama will be going to the Village Board Meeting tomorrow night to request approval for a Development Permit since the business is proposed in the Central Business District.

Comments - The Committee discussed the small portions/tapas concept. Trustee Barry mentioned the lunch "Bento Boxes" are very popular. A concern for the light foot traffic in the downtown area at lunch time was mentioned.

Motion to approve - Made by Greg Pill, seconded by Corinne Beller. All in favor.

B. Manning School - 200 North Linden Avenue

Mr. Steve Cashman of Cashman Stahler Group gave a presentation on Manning School. The last couple of years a referendum has been on the ballot with the primary focus on safety and security concerns. The school district sold bonds in order to pay for these alterations since the referendum was not approved. Construction will start this summer, work will be done at four schools: Manning, Miller, Westmont Junior High, and Westmont High School. The main objective is to make these schools more secure. The vestibule is the main focus at Manning School. To do this a small addition will have to be constructed. The entrance is currently off the alley, and with this addition, the entrance will be off of Linden Avenue. The addition will be approximately 300 square feet. Currently the Principal's office is located in the back; it will be relocated to a classroom by the front door.

The Junior High and High School are both open plan schools. Open plan schools have been a problem. The planned construction is trying to make each classroom individual. Previously the classrooms at the Junior High were attempted to be closed.

The High School is the largest issue, and will cost the most. The cost for the High school is \$6 million. A new entrance on the south side of the school is proposed, also a small administrative area by that entrance. Skylights will be added to allow sunlight into the school. The work to be done at the High School is all interior. The work can not be done

over summer break and it will go into the school year. The project is hoping to be started in the summer of 2016. The school was designed for 1,000 students, currently 600 students are enrolled. Sprinklers were discussed. Trustee Barry was surprised to learn that sprinklers are not required at the school.

Comments - The Committee discussed the changes to Manning School. Manager May spoke about stormwater management at the location of the vacant playground. Parking was also discussed, the Bank of America lot was mentioned as a potential location to lease for employees. Moving the entrance and security was discussed. The Committee supports changes that can be made to make the schools safer for children.

Motion to approve - Corinne Beller, Seconded by Bob Scott. All in favor.

C. Midway Autohaus Group - 311 East Ogden Avenue

Mr. Max Makelis gave a presentation on Midway Autohaus Group. Midway Autohaus has been in business for 20 years, currently they have 2 locations and previously had 3 locations. Mr. Makelis indicated that 98 percent of the cars are purchased at auction, and that the cars are upscale. Mr. Makelis stated that approximately 100 cars are sold per month at the other locations. The site plan shows there are 114 spaces available. Mr. Makelis indicated that there will be 110 cars in stock. Currently Mr. Makelis will be leasing the property. The initial term will be for three (3) years with an option to extend the lease twice, totaling a nine (9) year lease. 45% of sales are from the internet, 20% from driveby clientele. The average cost for a vehicle is \$13,000. Cars will not be worked on, this is strictly a sales facility.

The sign in front of the business was discussed briefly, Mr. Makelis would like to keep the sign the same but has previously talked to staff about an electronic message board sign.

The previous flooding issues at this location are a concern. Stormwater detention was briefly discussed. Mr. Makelis did state that he does not want to personally invest in fixing the flooding issue as he will only be leasing the property. Mr. Makelis did acknowledge that flooding could happen again.

Chief Mulhearn mentioned that cars can only be loaded and unloaded on their property. Cars are not to be test driven in the residential areas so as not to bother the residents.

Comments - The Committee discussed the issues of test driving in residential neighborhoods, and the number of cars that would be in the lot. The layout and condition of the property were discussed in detail. It was mentioned by Mr. Forssberg that local developers have looked into the property for expansion, and some existing dealerships have considered it for a remote lot, but the cost of the flooding/stormwater issues have hindered a sale or lease.

Motion - Made by Bill Kalafut, Seconded by Greg Pill. 2 in favor, 6 not in favor

7. Other Information

A. Special Projects

An update on businesses was handed out. The Ditka Group will be going before the Village Board tomorrow night regarding the two (2) restaurants that will be located at 800 E. Ogden Avenue.

B. Westmont Economic Development Partnership Marketing Opportunities & Projects update - Westmont Restaurant Group.

An outline was passed out regarding the Westmont Restaurant Group and Larry Forsberg provided an overview of the group's intent to promote restaurants in Westmont.

8. Adjourn The meeting was adjourned at 11:02 am.